

PUBLIC HEARING--May 12, 1965

Appeal #8174 Sinclair Refining Co. appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on May 17, 1965:

**ORDERED:**

That the appeal to establish minor automobile repairs in conjunction with an existing gasoline service station at 1201 Kennedy St. N.W., lot 1, square 2933, be denied.

As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot, which is located in the C-2 District has a frontage of 33.78 feet on Kennedy Street, a depth of 138.92 feet on Georgia Avenue and a width at the alley of approximately 19 feet. The lot contains an area of 3640 square feet.

(2) The property is now improved with a one-bay gasoline service station. Appellant requests permission to do repairs in the bay on the north side of the station. These repairs will consist of relining brakes with no major auto repairs.

(3) Adjoining the gasoline station and for the balance of Kennedy Street, except the Georgia Avenue frontage, is utilized for dwellings.

(4) The Department of Highways and Traffic offers no objection to the granting of this appeal, stating that the use should cause little or no change in the traffic pattern at this location.

(5) There was objection to the granting of this appeal registered at the public hearing by residents in the 1200 block of Kennedy Street. The adjoining property owners in opposition stated that it is a very narrow space and that they will park automobiles beyond the building line while working on them.

**OPINION:**

The Board is of the opinion that the use of this property for repairs to automobiles, together with a gasoline service station, is entirely too narrow and will, in our opinion, require parking of cars beyond the building line and could result in performing of repair work in the open to the detriment of the residents in this block of Kennedy Street. We are also inclined to concur in the statement made by the adjoining property owner in opposition.

We are further of the opinion that this additional use on this very narrow lot will tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and maps, and will not be in harmony with the general purpose and intent of said regulations and maps.